



General Assembly

Substitute Bill No. 22

February Session, 2012

* ____SB00022GAE__033012__ *

**AN ACT CONCERNING THE CAPITAL REGION DEVELOPMENT
AUTHORITY.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (l) of section 1-79 of the 2012 supplement to the
2 general statutes is repealed and the following is substituted in lieu
3 thereof (*Effective July 1, 2012*):

4 (l) "Quasi-public agency" means the Connecticut Development
5 Authority, Connecticut Innovations, Incorporated, Connecticut Health
6 and Education Facilities Authority, Connecticut Higher Education
7 Supplemental Loan Authority, Connecticut Housing Finance
8 Authority, Connecticut Housing Authority, Connecticut Resources
9 Recovery Authority, Lower Fairfield County Convention Center
10 Authority, [Capital City Economic Development Authority] Capital
11 Region Development Authority, Connecticut Lottery Corporation,
12 Connecticut Airport Authority, Health Information Technology
13 Exchange of Connecticut and Connecticut Health Insurance Exchange.

14 Sec. 2. Subdivision (1) of section 1-120 of the 2012 supplement to the
15 general statutes is repealed and the following is substituted in lieu
16 thereof (*Effective July 1, 2012*):

17 (1) "Quasi-public agency" means the Connecticut Development
18 Authority, Connecticut Innovations, Incorporated, Connecticut Health

19 and Educational Facilities Authority, Connecticut Higher Education
20 Supplemental Loan Authority, Connecticut Housing Finance
21 Authority, Connecticut Housing Authority, Connecticut Resources
22 Recovery Authority, [Capital City Economic Development Authority]
23 Capital Region Development Authority, Connecticut Lottery
24 Corporation, Connecticut Airport Authority, Health Information
25 Technology Exchange of Connecticut and Connecticut Health
26 Insurance Exchange.

27 Sec. 3. Section 1-124 of the 2012 supplement to the general statutes is
28 repealed and the following is substituted in lieu thereof (*Effective July*
29 *1, 2012*):

30 (a) The Connecticut Development Authority, the Connecticut
31 Health and Educational Facilities Authority, the Connecticut Higher
32 Education Supplemental Loan Authority, the Connecticut Housing
33 Finance Authority, the Connecticut Housing Authority, the
34 Connecticut Resources Recovery Authority, the Health Information
35 Technology Exchange of Connecticut, the Connecticut Airport
36 Authority, the [Capital City Economic Development Authority]
37 Capital Region Development Authority and the Connecticut Health
38 Insurance Exchange shall not borrow any money or issue any bonds or
39 notes which are guaranteed by the state of Connecticut or for which
40 there is a capital reserve fund of any kind which is in any way
41 contributed to or guaranteed by the state of Connecticut until and
42 unless such borrowing or issuance is approved by the State Treasurer
43 or the Deputy State Treasurer appointed pursuant to section 3-12. The
44 approval of the State Treasurer or said deputy shall be based on
45 documentation provided by the authority that it has sufficient
46 revenues to (1) pay the principal of and interest on the bonds and notes
47 issued, (2) establish, increase and maintain any reserves deemed by the
48 authority to be advisable to secure the payment of the principal of and
49 interest on such bonds and notes, (3) pay the cost of maintaining,
50 servicing and properly insuring the purpose for which the proceeds of
51 the bonds and notes have been issued, if applicable, and (4) pay such
52 other costs as may be required.

53 (b) To the extent the Connecticut Development Authority,
54 Connecticut Innovations, Incorporated, Connecticut Higher Education
55 Supplemental Loan Authority, Connecticut Housing Finance
56 Authority, Connecticut Housing Authority, Connecticut Resources
57 Recovery Authority, Connecticut Health and Educational Facilities
58 Authority, the Health Information Technology Exchange of
59 Connecticut, the Connecticut Airport Authority, the [Capital City
60 Economic Development Authority] Capital Region Development
61 Authority or the Connecticut Health Insurance Exchange is permitted
62 by statute and determines to exercise any power to moderate interest
63 rate fluctuations or enter into any investment or program of
64 investment or contract respecting interest rates, currency, cash flow or
65 other similar agreement, including, but not limited to, interest rate or
66 currency swap agreements, the effect of which is to subject a capital
67 reserve fund which is in any way contributed to or guaranteed by the
68 state of Connecticut, to potential liability, such determination shall not
69 be effective until and unless the State Treasurer or his or her deputy
70 appointed pursuant to section 3-12 has approved such agreement or
71 agreements. The approval of the State Treasurer or his or her deputy
72 shall be based on documentation provided by the authority that it has
73 sufficient revenues to meet the financial obligations associated with the
74 agreement or agreements.

75 Sec. 4. Section 1-125 of the 2012 supplement to the general statutes is
76 repealed and the following is substituted in lieu thereof (*Effective July*
77 *1, 2012*):

78 The directors, officers and employees of the Connecticut
79 Development Authority, Connecticut Innovations, Incorporated,
80 Connecticut Higher Education Supplemental Loan Authority,
81 Connecticut Housing Finance Authority, Connecticut Housing
82 Authority, Connecticut Resources Recovery Authority, including ad
83 hoc members of the Connecticut Resources Recovery Authority,
84 Connecticut Health and Educational Facilities Authority, [Capital City
85 Economic Development Authority] Capital Region Development
86 Authority, the Health Information Technology Exchange of

87 Connecticut, Connecticut Airport Authority, Connecticut Lottery
88 Corporation and Connecticut Health Insurance Exchange and any
89 person executing the bonds or notes of the agency shall not be liable
90 personally on such bonds or notes or be subject to any personal
91 liability or accountability by reason of the issuance thereof, nor shall
92 any director or employee of the agency, including ad hoc members of
93 the Connecticut Resources Recovery Authority, be personally liable for
94 damage or injury, not wanton, reckless, wilful or malicious, caused in
95 the performance of his or her duties and within the scope of his or her
96 employment or appointment as such director, officer or employee,
97 including ad hoc members of the Connecticut Resources Recovery
98 Authority. The agency shall protect, save harmless and indemnify its
99 directors, officers or employees, including ad hoc members of the
100 Connecticut Resources Recovery Authority, from financial loss and
101 expense, including legal fees and costs, if any, arising out of any claim,
102 demand, suit or judgment by reason of alleged negligence or alleged
103 deprivation of any person's civil rights or any other act or omission
104 resulting in damage or injury, if the director, officer or employee,
105 including ad hoc members of the Connecticut Resources Recovery
106 Authority, is found to have been acting in the discharge of his or her
107 duties or within the scope of his or her employment and such act or
108 omission is found not to have been wanton, reckless, wilful or
109 malicious.

110 Sec. 5. Subsection (m) of section 5-154 of the general statutes is
111 repealed and the following is substituted in lieu thereof (*Effective July*
112 *1, 2012*):

113 (m) "State service" is service with the state, either appointive or
114 elective, for which a salary is paid, subject to the following rules: (1)
115 "State service" includes time lost from state service because of a
116 disability incurred in the performance of state service; (2) "state
117 service" includes service before September 1, 1939, of a member who
118 began to make such member's retirement contributions before
119 September 1, 1941, and has made contributions for all such member's
120 salary received from September 1, 1939, to such member's retirement

121 date; (3) "state service" includes service as a member of the General
122 Assembly or as an employee of the General Assembly or either branch
123 thereof, or of any officer or committee thereof; (4) "state service"
124 excludes any month of otherwise eligible service on or after September
125 1, 1939, for which the full required retirement contribution, including
126 any required interest thereon, has not been made by or for the
127 member; (5) "state service" excludes all periods of otherwise eligible
128 service before the date on which a member elects to receive a return of
129 such member's retirement contributions, unless the member has
130 thereafter returned such contributions with interest, as provided in
131 subsection (a) of section 5-167; (6) "state service" includes a period
132 equivalent to accrued vacation time for which payment is made under
133 section 5-252; (7) any teacher, as defined in section 10-183b, in state
134 service who is employed for a full academic year, equivalent to ten
135 months' credited service, shall be deemed to be employed for the entire
136 year. Any such teacher who has completed the work obligations of
137 such teacher's appointment period and who retires after May first, but
138 before September first, shall receive, upon retirement, credit for the
139 entire appointment year and the remaining biweekly payments due for
140 the entire appointment year, together with any amounts held back
141 previously; (8) "state service" includes service as an employee of a
142 state-aided institution as defined in section 5-175 and service as a
143 vending stand operator as defined in section 5-175a; (9) "state service"
144 includes service as an employee of the Connecticut Institute for
145 Municipal Studies; (10) "state service" includes service on and after
146 January 1, 1999, and on or before July 1, 2012, as an employee of the
147 Capital City Economic Development Authority established by section
148 32-601, as amended by this act; (11) "state service" includes service as
149 an employee of the Capital Region Development Authority;

150 Sec. 6. Subsection (a) of section 5-259 of the 2012 supplement to the
151 general statutes is repealed and the following is substituted in lieu
152 thereof (*Effective July 1, 2012*):

153 (a) The Comptroller, with the approval of the Attorney General and
154 of the Insurance Commissioner, shall arrange and procure a group

155 hospitalization and medical and surgical insurance plan or plans for
156 (1) state employees, (2) members of the General Assembly who elect
157 coverage under such plan or plans, (3) participants in an alternate
158 retirement program who meet the service requirements of section
159 5-162 or subsection (a) of section 5-166, (4) anyone receiving benefits
160 under section 5-144 or from any state-sponsored retirement system,
161 except the teachers' retirement system and the municipal employees
162 retirement system, (5) judges of probate and Probate Court employees,
163 (6) the surviving spouse, and any dependent children of a state police
164 officer, a member of an organized local police department, a firefighter
165 or a constable who performs criminal law enforcement duties who dies
166 before, on or after June 26, 2003, as the result of injuries received while
167 acting within the scope of such officer's or firefighter's or constable's
168 employment and not as the result of illness or natural causes, and
169 whose surviving spouse and dependent children are not otherwise
170 eligible for a group hospitalization and medical and surgical insurance
171 plan. Coverage for a dependent child pursuant to this subdivision shall
172 terminate no earlier than the policy anniversary date on or after
173 whichever of the following occurs first, the date on which the child:
174 Becomes covered under a group health plan through the dependent's
175 own employment; or attains the age of twenty-six, (7) employees of the
176 [Capital City Economic Development Authority] Capital Region
177 Development Authority established by section 32-601, as amended by
178 this act, and (8) the surviving spouse and dependent children of any
179 employee of a municipality who dies on or after October 1, 2000, as the
180 result of injuries received while acting within the scope of such
181 employee's employment and not as the result of illness or natural
182 causes, and whose surviving spouse and dependent children are not
183 otherwise eligible for a group hospitalization and medical and surgical
184 insurance plan. For purposes of this subdivision, "employee" means
185 any regular employee or elective officer receiving pay from a
186 municipality, "municipality" means any town, city, borough, school
187 district, taxing district, fire district, district department of health,
188 probate district, housing authority, regional work force development
189 board established under section 31-3k, flood commission or authority

190 established by special act or regional planning agency. For purposes of
191 subdivision (6) of this subsection, "firefighter" means any person who
192 is regularly employed and paid by any municipality for the purpose of
193 performing firefighting duties for a municipality on average of not less
194 than thirty-five hours per week. The minimum benefits to be provided
195 by such plan or plans shall be substantially equal in value to the
196 benefits that each such employee or member of the General Assembly
197 could secure in such plan or plans on an individual basis on the
198 preceding first day of July. The state shall pay for each such employee
199 and each member of the General Assembly covered by such plan or
200 plans the portion of the premium charged for such member's or
201 employee's individual coverage and seventy per cent of the additional
202 cost of the form of coverage and such amount shall be credited to the
203 total premiums owed by such employee or member of the General
204 Assembly for the form of such member's or employee's coverage under
205 such plan or plans. On and after January 1, 1989, the state shall pay for
206 anyone receiving benefits from any such state-sponsored retirement
207 system one hundred per cent of the portion of the premium charged
208 for such member's or employee's individual coverage and one
209 hundred per cent of any additional cost for the form of coverage. The
210 balance of any premiums payable by an individual employee or by a
211 member of the General Assembly for the form of coverage shall be
212 deducted from the payroll by the State Comptroller. The total
213 premiums payable shall be remitted by the Comptroller to the
214 insurance company or companies or nonprofit organization or
215 organizations providing the coverage. The amount of the state's
216 contribution per employee for a health maintenance organization
217 option shall be equal, in terms of dollars and cents, to the largest
218 amount of the contribution per employee paid for any other option
219 that is available to all eligible state employees included in the health
220 benefits plan, but shall not be required to exceed the amount of the
221 health maintenance organization premium.

222 Sec. 7. Subsection (b) of section 10-425 of the 2012 supplement to the
223 general statutes is repealed and the following is substituted in lieu

224 thereof (*Effective July 1, 2012*):

225 (b) Said advisory board shall consist of one member from each of
226 the following entities: (1) The University of Connecticut's Athletic
227 Department; (2) the Connecticut State University System's Athletic
228 Department; (3) the XL Center; (4) Northland AEG; (5) the Traveler's
229 Championship Golf Tournament; (6) the Pilot Pen Tennis Tournament;
230 (7) the Special Olympics; (8) the Mohegan Sun Arena; (9) Foxwoods
231 Resort Casino; (10) Lime Rock Park Race Track; (11) the Arena at
232 Harbor Yard; (12) New Britain Stadium; (13) the Connecticut Marine
233 Trades Association; (14) the Office of Policy and Management; (15) the
234 Culture and Tourism Advisory Committee; (16) the [Capital City
235 Economic Development Authority] Capital Region Development
236 Authority; (17) the Nutmeg State Games; (18) the Connecticut
237 Interscholastic Athletic Conference; (19) Fairfield University; (20)
238 Quinnipiac University; (21) Sacred Heart University; (22) any other
239 entity involved in sports or sporting events that the commissioner
240 deems appropriate; (23) the Connecticut State Golf Association; and
241 (24) Dodd Stadium.

242 Sec. 8. Section 32-600 of the general statutes is repealed and the
243 following is substituted in lieu thereof (*Effective July 1, 2012*):

244 As used in this chapter and sections 32-650 to 32-668, inclusive, the
245 following terms shall have the following meanings:

246 (1) "Authority" means the [Capital City Economic Development
247 Authority] Capital Region Development Authority created pursuant to
248 section 32-601, as amended by this act.

249 (2) "Capital city project" means any or all of the following: (A) A
250 convention center project as defined in subdivision (3) of this section;
251 (B) a downtown higher education center; (C) the renovation and
252 rejuvenation of the civic center and coliseum complex; (D) the
253 development of the infrastructure and improvements to the riverfront;
254 (E) (i) the creation of up to [one] two thousand downtown housing
255 units through rehabilitation and new construction, and (ii) the

256 demolition or redevelopment of vacant buildings; [and] (F) the
257 addition to downtown parking capacity; and (G) development and
258 redevelopment. All capital city projects shall be located or constructed
259 and operated in the capital city economic development district, as
260 defined in subdivision (7) of this section, provided any project
261 undertaken pursuant to subparagraph (D) or (E) (ii) of this subdivision
262 may be located anywhere in the town and city of Hartford or town of
263 East Hartford.

264 (3) "Convention center" means a convention facility constructed and
265 operated in the capital city economic development district, including
266 parking for such facility, in conjunction with a privately developed
267 hotel, including ancillary facilities and infrastructure improvements as
268 more particularly described in the master development plan.

269 (4) "Convention center facilities" means (A) the convention center
270 and the related parking facilities, as defined in section 32-651, as
271 amended by this act, to the extent such related parking facilities are
272 developed, owned or operated by the authority, (B) the on-site related
273 private development, as defined in section 32-651, as amended by this
274 act, to the extent any such on-site related private development is
275 developed, owned or operated by the authority pursuant to a
276 determination by the Secretary of the Office of Policy and Management
277 and the authority that such development, ownership or operation by
278 the authority is necessary and in the public interest, and (C) a central
279 heating and cooling plant serving the convention center, the related
280 parking facilities, the related private development and, to the extent of
281 any surplus capacity, other users. "Convention center facilities" does
282 not include the convention center hotel.

283 (5) "Convention center hotel" means the privately developed hotel
284 required to be constructed and operated in conjunction with the
285 convention center, as more particularly described in the master
286 development plan, as defined in section 32-651, as amended by this act,
287 including the second phase of the convention center hotel as therein
288 described.

289 (6) "Convention center project" means the development, design,
290 construction, finishing, furnishing and equipping of the convention
291 center facilities and related site acquisition and site preparation.

292 (7) "Capital city economic development district" means the area
293 bounded and described as follows: The northerly side of Maseek
294 Street from the intersection of Van Dyke Avenue proceeding westerly
295 to the intersection of Van Block Avenue, proceeding northerly along
296 Van Block to the intersection of Nepaquash Street, proceeding easterly
297 to the intersection of Huyshope Avenue, proceeding northerly along
298 Huyshope Avenue to the intersection of Charter Oak Avenue,
299 proceeding westerly along Charter Oak Avenue to Wyllys Street,
300 proceeding along Wyllys Street to Popieluszko Court, north on
301 Popieluszko Court to Charter Oak Avenue proceeding westerly to
302 Main Street, proceeding south along Main Street to Park Street, thence
303 west along Park Street to Washington Street, thence north along
304 Washington Street to the entryway to the State Capitol, thence
305 northwesterly along the Exit 48 on ramp to Interstate 84 northward to
306 the railroad, now proceeding northeasterly along the railroad to its
307 intersection with the southerly railroad spur, thence proceeding
308 southeasterly along the railroad R.O.W. to the Bulkeley Bridge. Thence
309 easterly to the city line. Proceeding south along city boundary to the
310 point perpendicular with Maseek Street. Thence westerly to the point
311 of beginning.

312 (8) "Capital region" means the towns contiguous to the city of
313 Hartford, including the town of East Hartford.

314 [(8)] (9) "Private development district" means any land on the
315 Adriaen's Landing site that is designated jointly by the Secretary of the
316 Office of Policy and Management and the authority as available for the
317 purpose of on-site related private development and in need of
318 inducement for private development and operation. Only land on
319 which construction of a building or improvement is to commence on
320 or after July 1, 2008, shall be so designated. Any land so designated
321 shall remain part of the private development district during the term,

322 including any extensions, of any agreement providing for payments to
323 the authority in lieu of real property taxes entered into pursuant to
324 subsection (d) of section 32-602, as amended by this act, and thereafter,
325 until the Secretary of the Office of Policy and Management and the
326 authority certify that such designation is no longer a needed
327 inducement to private development and operation. As used in this
328 subdivision, "land" includes an easement to use air space, whether or
329 not contiguous to the surface of the ground.

330 Sec. 9. Section 32-601 of the 2012 supplement to the general statutes
331 is repealed and the following is substituted in lieu thereof (*Effective July*
332 *1, 2012*):

333 (a) There is created a body politic and corporate to be known as the
334 ["Capital City Economic Development Authority"] "Capital Region
335 Development Authority". Said authority shall be a public
336 instrumentality and political subdivision of this state and the exercise
337 by the authority of the powers conferred by section 32-602, as
338 amended by this act, shall be deemed and held to be the performance
339 of an essential public and governmental function. The Capital Region
340 Development Authority shall constitute a successor authority to the
341 Capital City Economic Development Authority and shall not be
342 construed to be a department, institution or agency of the state. The
343 terms of all members of the board of directors of the Capital City
344 Economic Development Authority serving on the effective date of this
345 section shall expire on said date.

346 (b) The [authority] Capital Region Development Authority shall be
347 governed by a board of directors consisting of [seven] thirteen
348 members. [appointed jointly by the Governor, the speaker of the
349 House of Representatives, the majority leader of the House of
350 Representatives, the minority leader of the House of Representatives,
351 the president pro tempore of the Senate, the majority leader of the
352 Senate and the minority leader of the Senate, and include, but not be
353 limited to, members who have expertise in the fields of commercial
354 and residential real estate construction or development and financial

355 matters. On and after June 26, 2003, one member of the board shall be a
356 person recommended by the mayor of the city of Hartford, who is a
357 resident of said city but not an elected or appointed official of said
358 city.] The voting members of the board shall be appointed as follows:
359 (1) Four members appointed by the Governor, (2) two members
360 appointed by the mayor of the city of Hartford, one of whom shall be a
361 resident of the city of Hartford, and one of whom shall be an employee
362 of the city of Hartford who is not an elected official, (3) one member
363 appointed jointly by the speaker and minority leader of the House of
364 Representatives, and (4) one member appointed jointly by the
365 president pro tempore and minority leader of the Senate. The mayor of
366 Hartford, the mayor of East Hartford, the Secretary of the Office of
367 Policy and Management, and the Commissioners of Transportation
368 and Economic and Community Development, or their designees, shall
369 serve as nonvoting ex-officio members of the board. The chairperson
370 shall be designated by the Governor. All initial appointments shall be
371 made not later than thirty days after [June 1, 1998] July 1, 2012. The
372 terms of the initial board members appointed shall be as follows: [Four
373 of the] The four members appointed by the Governor shall serve four-
374 year terms from said appointment date; [and three] the two members
375 appointed by the mayor of the city of Hartford shall serve [two-year]
376 three-year terms from said appointment date; the member appointed
377 jointly by the speaker and minority leader of the House of
378 Representatives shall serve a two-year term from said appointment
379 date; and the member appointed jointly by the president pro tempore
380 and minority leader of the Senate shall serve a two-year term from said
381 appointment date. Thereafter all members shall be appointed for four-
382 year terms. A member of the board shall be eligible for reappointment.
383 Any member of the board may be removed by the appointing
384 authority for misfeasance, malfeasance or wilful neglect of duty. Each
385 member of the board, before commencing such member's duties, shall
386 take and subscribe the oath or affirmation required by article XI,
387 section 1, of the State Constitution. A record of each such oath shall be
388 filed in the office of the Secretary of the State. The board of directors
389 shall maintain a record of its proceedings in such form as it

390 determines, provided such record indicates attendance and all votes
391 cast by each member. Any member who fails to attend three
392 consecutive meetings or who fails to attend fifty per cent of all
393 meetings held during any calendar year shall be deemed to have
394 resigned from the board. A majority vote of the members of the board
395 shall constitute a quorum and the affirmative vote of a majority of the
396 members present at a meeting of the board shall be sufficient for any
397 action taken by the board. No vacancy in the membership of the board
398 shall impair the right of a quorum to exercise all the rights and
399 perform all the duties of the board. Any action taken by the board may
400 be authorized by resolution at any regular or special meeting and shall
401 take effect immediately unless otherwise provided in the resolution.
402 The board may delegate to three or more of its members, or its officers,
403 agents and employees, such board powers and duties as it may deem
404 proper.

405 (c) (1) The board of directors shall annually elect one of its members
406 as vice-chairperson and shall elect other of its members as officers,
407 adopt a budget and bylaws, designate an executive committee, report
408 semiannually to the appointing authorities with respect to operations,
409 finances and achievement of its economic development objectives, be
410 accountable to and cooperate with the state whenever, pursuant to the
411 provisions of sections 32-600 to 32-611, inclusive, as amended by this
412 act, the state may audit the authority or any project of the authority, as
413 defined in section 32-600, as amended by this act, or at any other time
414 as the state may inquire as to either, including allowing the state
415 reasonable access to any such project and to the records of the
416 authority and exercise the powers set forth in section 32-602, as
417 amended by this act.

418 (2) The authority shall have an executive director who shall be
419 appointed by the board of directors and shall be the chief
420 administrative officer of the authority. The executive director shall not
421 be a member of the board of directors and shall be exempt from the
422 classified service.

423 (3) Members of the board of directors shall receive no compensation
424 for the performance of their duties hereunder but shall be reimbursed
425 for all expenses reasonably incurred in the performance thereof.

426 (d) Each member of the board of directors of the authority and the
427 executive director shall execute a surety bond in the penal sum of at
428 least one hundred thousand dollars, or, in lieu thereof, the chairperson
429 of the board shall execute a blanket position bond covering each
430 member, the executive director and the employees of the authority,
431 each surety bond to be conditioned upon the faithful performance of
432 the duties of the office or offices covered, to be executed by a surety
433 company authorized to transact business in this state as a surety and to
434 be approved by the Attorney General and filed in the Office of the
435 Secretary of the State. The cost of each bond shall be paid by the
436 authority.

437 (e) No board member shall have or acquire any financial interest in
438 (1) any capital city project, as defined in section 32-600, as amended by
439 this act, (2) any project undertaken by the authority within the capital
440 region, or (3) in any property included or planned to be included in
441 any such project or in any contract or proposed contract for materials
442 or services to be used in such project.

443 (f) The authority shall have perpetual succession and shall adopt
444 procedures for the conduct of its affairs in accordance with section 32-
445 603, as amended by this act. Such succession shall continue as long as
446 the authority shall have bonds, notes or other obligations outstanding
447 and until the existence of the authority is terminated by law at which
448 time the rights and properties of the authority shall pass to and be
449 vested in the state.

450 (g) All financial, credit and proprietary information contained in
451 any application or request filed with the authority with respect to
452 funding for any capital city project shall be exempt from the provisions
453 of subsection (a) of section 1-210.

454 Sec. 10. Section 32-602 of the 2012 supplement to the general statutes

455 is repealed and the following is substituted in lieu thereof (*Effective July*
456 *1, 2012*):

457 (a) The purpose of the [Capital City Economic Development
458 Authority] Capital Region Development Authority shall be to (1)
459 stimulate new investment in Connecticut; [, to attract and service large
460 conventions, tradeshow, exhibitions, conferences and local consumer
461 shows, exhibitions and events, to encourage the diversification of the
462 state economy, to strengthen Hartford's role as the region's major
463 business and industry employment center and seat of government, to
464 encourage residential housing development in downtown Hartford
465 and, with respect to the convention center project, to construct,
466 operate, maintain and market said project in order to enable Hartford
467 and its immediate environment to become a major regional family-
468 oriented arts, culture, education, sports and entertainment center that
469 will create new jobs, add to the benefits of the hospitality industry,
470 broaden the base of the tourism effort and stimulate substantial
471 surrounding economic development and corresponding increased tax
472 revenues to the state.] (2) attract through a coordinated sales and
473 marketing effort with the capital region's major sports, convention and
474 exhibition venues large conventions, trade shows, exhibitions,
475 conferences, consumer shows and events; (3) encourage residential
476 housing development; (4) maintain and market the convention center;
477 (5) stimulate family-oriented tourism, art, culture, history, education
478 and entertainment through cooperation and coordination with city and
479 regional organizations; (6) manage facilities as required by statute or
480 by memorandum of agreement; (7) stimulate economic development in
481 the capital region; and (8) upon request from the legislative body of a
482 city or town within the capital region, work with such city or town to
483 assist in the development and redevelopment efforts to stimulate the
484 economy of the region and increase tourism.

485 (b) For these purposes, the authority shall have the following
486 powers: (1) To have perpetual succession as a body corporate and to
487 adopt procedures for the regulation of its affairs and the conduct of its
488 business as provided in subsection (f) of section 32-601, as amended by

489 this act, to adopt a corporate seal and alter the same at its pleasure, and
490 to maintain an office at such place or places within the city of Hartford
491 as it may designate; (2) to sue and be sued, to contract and be
492 contracted with; (3) to employ such assistants, agents and other
493 employees as may be necessary or desirable to carry out its purposes,
494 which employees shall be exempt from the classified service and shall
495 not be employees, as defined in subsection (b) of section 5-270, to fix
496 their compensation, to establish and modify personnel procedures as
497 may be necessary from time to time and to negotiate and enter into
498 collective bargaining agreements with labor unions; (4) to acquire,
499 lease, hold and dispose of personal property for the purposes set forth
500 in section 32-602, as amended by this act; (5) to procure insurance
501 against any liability or loss in connection with its property and other
502 assets, in such amounts and from such insurers as it deems desirable
503 and to procure insurance for employees; (6) to invest any funds not
504 needed for immediate use or disbursement in obligations issued or
505 guaranteed by the United States of America or the state of Connecticut,
506 including the Short Term Investment Fund, and the Tax-Exempt
507 Proceeds Fund, and in other obligations which are legal investments
508 for savings banks in this state and in time deposits or certificates of
509 deposit or other similar banking arrangements secured in such manner
510 as the authority determines; and (7) to do all acts and things necessary
511 or convenient to carry out the purposes of and the powers expressly
512 granted by this section.

513 (c) In addition to the powers enumerated in subsection (b) of this
514 section, with respect to the convention center project and the
515 convention center facilities the authority shall have the following
516 powers: (1) To acquire, by gift, purchase, condemnation, lease or
517 transfer, lands or rights-in-land in connection with the convention
518 center facilities, the convention center hotel, the other on-site related
519 private development or related infrastructure improvements and to
520 sell and lease or sublease, as lessor or lessee or sublessor or sublessee,
521 any portion of its real property rights, including air space above or
522 areas below the convention center facilities or the convention center

523 hotel, and enter into related common area maintenance, easement,
524 access, support and similar agreements, and own and operate the
525 convention center facilities, provided that such activity is consistent
526 with all applicable federal tax covenants of the authority, transfer or
527 dispose of any property or interest therein acquired by it, at any time
528 and to receive and accept aid or contributions, from any source, of
529 money, labor, property or other things of value, to be held, used and
530 applied to carry out the purposes of this section, subject to the
531 conditions upon which such grants and contributions are made,
532 including, but not limited to, gifts or grants from any department,
533 agency or instrumentality of the United States or this state for any
534 purpose consistent with this section; (2) to condemn properties which
535 may be necessary or desirable to effectuate the purposes of the
536 authority with respect to the convention center project and the
537 convention center hotel to be exercised in accordance with the
538 provisions of part I of chapter 835; (3) to formulate plans for, acquire,
539 finance and develop, lease, purchase, construct, reconstruct, repair,
540 improve, expand, extend, operate, maintain and market the convention
541 center facilities, provided such activities are consistent with all
542 applicable federal tax covenants of the authority and provided further
543 that the authority shall retain control over naming rights with respect
544 to the convention center, that any sale of such naming rights shall
545 require the approval of the secretary and that the proceeds of any such
546 sale of naming rights, to the extent not required for start-up or current
547 operating expenses of the convention center, shall be used by the
548 authority exclusively for the purpose of operating or capital
549 replacement reserves for the convention center; (4) to contract and be
550 contracted with provided, if management, operating or promotional
551 contracts or agreements or other contracts or agreements are entered
552 into with nongovernmental parties with respect to property financed
553 with the proceeds of obligations the interest on which is excluded from
554 gross income for federal income taxation, the board of directors shall
555 ensure that such contracts or agreements are in compliance with the
556 covenants of the authority upon which such tax exclusion is
557 conditioned; (5) to enter into arrangements or contracts to either

558 purchase or lease, on a fully completed turn key basis, the convention
559 center, and arrangements with the secretary regarding the
560 development, ownership and operation by the authority of the related
561 parking facilities, and to enter into a contract or contracts with an
562 entity, or entities, for operation and management thereof and, for
563 purposes of section 31-57f relating to standard wage rates for certain
564 service workers, any such contract for operation and management of
565 the convention center shall be deemed to be a contract with the state;
566 (6) to fix and revise, from time to time, and to charge and collect fees,
567 rents and other charges for the use, occupancy or operation of such
568 projects, and to establish and revise from time to time, procedures
569 concerning the use, operation and occupancy of the convention center
570 facilities, including parking rates, rules and procedures, provided such
571 arrangements are consistent with all applicable federal tax covenants
572 of the authority, and to utilize net revenues received by the authority
573 from the operation of the convention center facilities, after allowance
574 for operating expenses and other charges related to the ownership,
575 operation or financing thereof, for other proper purposes of the
576 authority, including, but not limited to, funding of operating
577 deficiencies or operating or capital replacement reserves for either the
578 convention center or the related parking facilities as determined to be
579 appropriate by the authority; (7) to engage architects, engineers,
580 attorneys, accountants, consultants and such other independent
581 professionals as may be necessary or desirable to carry out its
582 purposes; to contract for construction, development, concessions and
583 the procurement of goods and services and to establish and modify
584 procurement procedures from time to time to implement the foregoing
585 in accordance with the provisions of section 32-603, as amended by
586 this act; (8) to adopt procedures (A) which shall require that
587 contractors or subcontractors engaged in the convention center project
588 and the construction of the convention center hotel take affirmative
589 action to provide equal opportunity for employment without
590 discrimination as to race, creed, color, national origin or ancestry or
591 gender, (B) to ensure that the wages paid on an hourly basis to any
592 mechanic, laborer or workman employed by such contractor or

593 subcontractor with respect to the convention center project or the
594 construction of the convention center hotel shall be at a rate customary
595 or prevailing for the same work in the same trade or occupation in the
596 town and city of Hartford, unless otherwise established pursuant to a
597 project labor agreement, and (C) which shall require the prime
598 construction contractors for the convention center project and for the
599 convention center hotel, and the principal facility managers of the
600 convention center facilities and the convention center hotel to make
601 reasonable efforts to hire or cause to be hired available and qualified
602 residents of the city of Hartford and available and qualified members
603 of minorities, as defined in section 32-9n, for construction and
604 operation jobs at the convention center facilities and the convention
605 center hotel at all levels of construction and operation; (9) to enter into
606 a development agreement with the developer of the convention center
607 hotel, which agreement shall prohibit any voluntary sale, transfer or
608 other assignment of the interests of such developer, or any affiliate
609 thereof, in the convention center hotel, including the rights under any
610 ground lease, air rights or similar agreement with the state or the
611 authority, for a minimum period of five years from the completion
612 thereof except with the prior written consent of the authority given or
613 withheld in its sole discretion, and thereafter except to a party which,
614 in the reasonable judgment of the authority, is financially responsible
615 and experienced in the ownership and operation of first class hotel
616 properties in similar locations; (10) to borrow money and to issue
617 bonds, notes and other obligations of the authority to the extent
618 permitted under section 32-607, as amended by this act, to fund and
619 refund the same and to provide for the rights of the holders thereof
620 and to secure the same by pledge of assets, revenues, notes and state
621 contract assistance as provided in section 32-608, as amended by this
622 act; (11) to do anything necessary and desirable, including executing
623 reimbursement agreements or similar agreements in connection with
624 credit facilities, including, but not limited to, letters of credit or policies
625 of bond insurance, remarketing agreements and agreements for the
626 purpose of moderating interest rate fluctuations, to render any bonds
627 to be issued pursuant to section 32-607, as amended by this act, more

628 marketable; and (12) to engage in and contract for marketing and
629 promotional activities to attract national, regional and local
630 conventions, sports events, trade shows, exhibitions, banquets and
631 other events to maximize the use of the convention center facilities.

632 (d) The authority shall have the power to negotiate, and, with the
633 approval of the Secretary of the Office of Policy and Management, to
634 enter into an agreement with any private developer, owner or lessee of
635 any building or improvement located on land in a private
636 development district, as defined in section 32-600, as amended by this
637 act, providing for payments to the authority in lieu of real property
638 taxes. Such an agreement shall be made a condition of any private
639 right of development within the private development district, and
640 shall include a requirement that such private developer, owner or
641 lessee make good-faith efforts to hire, or cause to be hired, available
642 and qualified minority business enterprises, as defined in section 4a-
643 60g, to provide construction services and materials for improvements
644 to be constructed within the private development district in an effort to
645 achieve a minority business enterprise utilization goal of ten per cent
646 of the total costs of construction services and materials for such
647 improvements. Such payments to the authority in lieu of real property
648 taxes shall have the same lien and priority, and may be enforced by the
649 authority in the same manner, as provided for municipal real property
650 taxes. Such payments as received by the authority shall be used to
651 carry out the purposes of the authority set forth in subsection (a) of this
652 section.

653 (e) The authority and the [Secretary of the Office of Policy and
654 Management] Commissioner of Economic and Community
655 Development may enter into a memorandum of understanding
656 pursuant to which: (1) [All administrative] Administrative support and
657 services, including all staff support, necessary for the operations of the
658 authority [are] may be provided by the [Office of Policy and
659 Management] Department of Economic and Community
660 Development, (2) the [Office of Policy and Management] Department
661 of Economic and Community Development is authorized to

662 administer contracts and accounts of the authority, and (3) provision is
663 made for the coordination of management and operational activities at
664 the convention center, sport, exhibition or coliseum facilities and the
665 stadium facility, that may include: (A) Provision for joint procurement
666 and contracting, (B) the sharing of services and resources, (C) the
667 coordination of promotional and booking activities, and (D) other
668 arrangements designed to enhance facility utilization and revenues,
669 reduce operating costs or achieve operating efficiencies. The terms and
670 conditions of such memorandum of understanding, including
671 provisions with respect to the reimbursement by the authority to the
672 [Office of Policy and Management] Department of Economic and
673 Community Development of the costs of such administrative support
674 and services, shall be as the authority and the [Secretary of the Office
675 of Policy and Management] Commissioner of Economic and
676 Community Development determine to be appropriate.

677 Sec. 11. Section 32-602a of the general statutes is repealed and the
678 following is substituted in lieu thereof (*Effective July 1, 2012*):

679 The [Secretary of the Office of Policy and Management and the
680 Capital City Economic Development Authority] Capital Region
681 Development Authority may enter into a memorandum of
682 understanding with the Connecticut Center for Science and
683 Exploration that provides that the secretary and the authority may
684 provide financial management and construction management services
685 assistance for the science center.

686 Sec. 12. Section 32-603 of the general statutes is repealed and the
687 following is substituted in lieu thereof (*Effective July 1, 2012*):

688 The board of directors of the [Capital City Economic Development
689 Authority] Capital Region Development Authority shall adopt written
690 procedures, in accordance with the provisions of section 1-121, for: (1)
691 Adopting an annual budget and plan of operations, which shall
692 include a requirement of board approval before the budget or plan
693 may take effect; (2) hiring, dismissing, promoting and compensating

694 employees of the authority, which shall include an affirmative action
695 policy and a requirement of board approval before a position may be
696 created or a vacancy filled; (3) acquiring real and personal property
697 and personal services, which shall include a requirement of board
698 approval for any nonbudgeted expenditure in excess of five thousand
699 dollars; (4) contracting for financial, legal, bond underwriting and
700 other professional services which shall include a requirement that the
701 authority solicit proposals at least once every three years for each such
702 service which it uses; (5) issuing and retiring bonds, notes and other
703 obligations of the authority; (6) providing financial assistance, which
704 shall include eligibility criteria, the application process and the role
705 played by the authority's staff and board of directors; and (7) the use of
706 surplus funds.

707 Sec. 13. Section 32-604 of the general statutes is repealed and the
708 following is substituted in lieu thereof (*Effective July 1, 2012*):

709 (a) The [Capital City Economic Development Authority] Capital
710 Region Development Authority shall conduct a feasibility and
711 implementation study to determine the financial feasibility of the
712 convention center project, as defined in subdivision (3) of section 32-
713 600, as amended by this act, and the sportsplex and the parking
714 facilities, each as defined in section 32-651, as amended by this act,
715 which shall include, but not be limited to, consideration of proper
716 planning, engineering, siting, cost of construction, revenue and
717 expense projections and operation as a multipurpose facility or
718 facilities.

719 (b) The authority shall determine if the feasibility and
720 implementation study clearly establishes, considering all relevant
721 factors, the financial viability of (1) the convention center, (2) the
722 sportsplex, (3) the parking facilities, or (4) any combination of the
723 foregoing. The authority shall deliver the implementation and
724 feasibility study, together with its determination as to financial
725 viability, to the Governor for submission to the General Assembly as
726 part of the master development plan pursuant to subsection (b) of

727 section 32-654.

728 (c) The authority shall monitor the progress of all capital city
729 projects and any project in the capital region and shall, on a regular
730 basis, determine the extent to which each such project has, up to that
731 point, met the purposes set forth in section 32-602, as amended by this
732 act. The authority shall report semiannually to the Governor and the
733 General Assembly in accordance with the provisions of section 11-4a
734 with respect to the operations, finances and achievement of its
735 economic development objectives.

736 (d) The authority shall review and evaluate the progress of each
737 capital city project and any project in the capital region for which
738 financing is provided and shall devise and employ techniques for
739 forecasting and measuring relevant indices of accomplishment of its
740 goals of economic development, including, but not limited to, (1) the
741 number of jobs created, or to be created, by or as a result of the project,
742 (2) the cost or estimated cost, to the authority, involved in the creation
743 of those jobs, (3) the amount of private capital investment in, or
744 stimulated by, a project, in proportion to the public funds invested in
745 such project, (4) the number of additional businesses created and
746 associated jobs, (5) increased housing availability in downtown
747 Hartford, and [(5)] (6) the impact on tourism.

748 Sec. 14. Section 32-605 of the general statutes is repealed and the
749 following is substituted in lieu thereof (*Effective July 1, 2012*):

750 (a) In lieu of the report required under section 1-123, within the first
751 ninety days of each fiscal year of the [Capital City Economic
752 Development Authority] Capital Region Development Authority, the
753 board of directors of the authority shall submit a report to the
754 Governor, the Auditors of Public Accounts and the joint standing
755 committee of the General Assembly having cognizance of matters
756 relating to finance, revenue and bonding. Such report shall include,
757 but not be limited to, the following: (1) A list of all bonds issued during
758 the preceding fiscal year, including, for each such issue, the financial

759 advisor and underwriters, whether the issue was competitive,
760 negotiated or privately placed, and the issue's face value and net
761 proceeds; (2) a description of the capital city project or any project in
762 the capital region, its location and the amount of funds, if any,
763 provided by the authority with respect to the construction of such
764 project; (3) a list of all outside individuals and firms, including
765 principal and other major stockholders, receiving in excess of five
766 thousand dollars as payments for services; (4) a comprehensive annual
767 financial report prepared in accordance with generally accepted
768 accounting principles for governmental enterprises; (5) the cumulative
769 value of all bonds issued, the value of outstanding bonds and the
770 amount of the state's contingent liability; (6) the affirmative action
771 policy statement, a description of the composition of the work force of
772 the authority by race, sex and occupation and a description of the
773 affirmative action efforts of the authority; (7) a description of planned
774 activities for the current fiscal year; (8) a list of all private investments
775 made or committed for commercial development within the capital
776 city economic development district; and (9) an analysis of the
777 authority's success in achieving the purposes stated in section 32-602,
778 as amended by this act.

779 (b) In lieu of the audit required under section 1-122, the board of
780 directors of the authority shall annually contract with a person, firm or
781 corporation for a compliance audit of the authority's activities during
782 the preceding authority fiscal year. The audit shall determine whether
783 the authority has complied with its regulations concerning affirmative
784 action, personnel practices, the purchase of goods and services and the
785 use of surplus funds. The board shall submit the audit report to the
786 Governor, the Auditors of Public Accounts and the joint standing
787 committee of the General Assembly having cognizance of matters
788 relating to finance, revenue and bonding.

789 (c) The board of directors of the authority shall annually contract
790 with a firm of certified public accountants to undertake an
791 independent financial audit of the authority in accordance with
792 generally accepted auditing standards. The board shall submit the

793 audit report to the Governor, the Auditors of Public Accounts and the
794 joint standing committee of the General Assembly having cognizance
795 of matters relating to finance, revenue and bonding. The books and
796 accounts of the authority shall be subject to annual audits by the state
797 Auditors of Public Accounts.

798 [(d) On January 15, 2000, the authority shall submit to the Governor
799 and to the joint standing committee of the General Assembly having
800 cognizance of matters relating to finance, revenue and bonding, a
801 two-year performance review report detailing for each capital city
802 project undertaken to date under the program, the progress made and
803 the actual expenditures compared to original estimated costs. Not later
804 than sixty calendar days after receipt of said report, such joint
805 committee shall consider the report and determine whether there has
806 been insufficient progress or whether there have been significant cost
807 increases over original estimates. If so, the committee may make
808 recommendations for appropriate action to the authority and to the
809 General Assembly.]

810 [(e)] (d) The authority shall designate a [convention center
811 operations] contract compliance officer from the staff of the authority
812 to monitor compliance of the operations of facilities under the
813 management or control of the authority, the convention center,
814 convention center hotel and related parking facilities of the center and
815 the hotel, with the provisions of state law applicable to such
816 operations, including, but not limited to, this section and sections 32-
817 650 to 32-668, inclusive, and with applicable requirements of contracts
818 entered into by the authority, relating to set-asides for small
819 contractors and minority business enterprises and required efforts to
820 hire available and qualified members of minorities, as defined in
821 section 32-9n, and available and qualified residents of the city of
822 Hartford for jobs in such operations. Such officer shall file, each year
823 during the period of facility operations, a written report with the
824 authority as to findings and recommendations regarding such
825 compliance.

826 Sec. 15. Section 32-606 of the general statutes is repealed and the
827 following is substituted in lieu thereof (*Effective July 1, 2012*):

828 (a) Any person, including, but not limited to, a state or municipal
829 agency, requesting funds from the state, including, but not limited to,
830 any authority created by the general statutes or any public or special
831 act, with respect to any capital city project or any project in the capital
832 region, shall, at the time it makes such request for funds from the state,
833 present a full and complete copy of its application or request, along
834 with any supporting documents or exhibits, to the [Capital City
835 Economic Development Authority] Capital Region Development
836 Authority for its recommendation and to the Secretary of the Office of
837 Policy and Management. The authority shall, not later than ninety days
838 after receipt of such application or request, prepare and adopt a capital
839 city economic development statement, summarizing its
840 recommendations with respect to such application or request, and
841 deliver such statement to the state officer, official, employee or agent of
842 the state or authority to whom such application or request was made.
843 The recommendations in such statement shall include contract
844 provisions regarding performance standards, including, but not
845 limited to, project timelines.

846 (b) Notwithstanding any other provision of the general statutes,
847 public or special acts, any regulation or procedure or any other law, no
848 officer, official, employee or agent of the state or any authority created
849 by the general statutes or any public or special act, shall expend any
850 funds on any capital city project or any project in the capital region,
851 unless such officer, official, employee or agent has received a capital
852 city economic development statement adopted by the authority
853 pursuant to subsection (a) of this section, provided, if no such
854 statement is received by the time ninety days have elapsed from the
855 date of the initial application or request for such funds, such funds
856 may be expended. If funds are expended pursuant to this subsection in
857 a manner not consistent with the recommendations contained in a
858 capital city economic development statement for such expenditure, the
859 officer, official, employee or agent of the state expending such funds

860 shall respond in writing to the authority, providing an explanation of
861 the decision with respect to such expenditure.

862 (c) The authority shall not adopt any statement recommending
863 funding for any capital city project or any project in the capital region,
864 unless and until the town and city of Hartford has created a municipal
865 parking authority in accordance with chapter 100 and has transferred,
866 or scheduled the transfer of, in a legally binding way, the rights and
867 responsibilities of the municipality for all municipally-owned or
868 operated parking facilities, as defined in section 7-202.

869 (d) The authority shall coordinate the use of all state and municipal
870 planning and financial resources that are or can be made available for
871 any capital city project or any project in the capital region, including
872 any resources available from any quasi-public agency.

873 (e) All state and municipal agencies, departments, boards,
874 commissions and councils shall cooperate with the [Capital City
875 Economic Development Authority] Capital Region Development
876 Authority in carrying out the purposes enumerated in section 32-602,
877 as amended by this act.

878 (f) The powers and duties granted to the authority pursuant to this
879 section shall terminate July 1, [2013] 2017.

880 Sec. 16. Subsection (a) of section 32-607 of the general statutes is
881 repealed and the following is substituted in lieu thereof (*Effective July*
882 *1, 2012*):

883 (a) The board of directors of the [Capital City Economic
884 Development Authority] Capital Region Development Authority is
885 authorized from time to time to issue its bonds, notes and other
886 obligations in such principal amounts as in the opinion of the board
887 shall be necessary to provide sufficient funds for carrying out the
888 purposes set forth in section 32-602, as amended by this act, with
889 respect to the convention center project as defined in subdivision (3) of
890 section 32-600, as amended by this act, including the payment, funding

891 or refunding of the principal of, or interest or redemption premiums
892 on, any bonds, notes and other obligations issued by it whether the
893 bonds, notes or other obligations or interest to be funded or refunded
894 have or have not become due, the establishment of reserves to secure
895 such bonds, notes and other obligations, loans made by the authority
896 and all other expenditures of the authority incident to and necessary or
897 convenient to carry out the purposes set forth in section 32-602, as
898 amended by this act.

899 Sec. 17. Subsection (a) of section 32-608 of the general statutes is
900 repealed and the following is substituted in lieu thereof (*Effective July*
901 *1, 2012*):

902 (a) The state, acting by and through the Secretary of the Office of
903 Policy and Management and the State Treasurer, may enter into a
904 contract with the [Capital City Economic Development Authority]
905 Capital Region Development Authority providing that the state shall
906 pay contract assistance to the authority pursuant to the provisions of
907 this section. Such contract assistance is limited to an amount equal to
908 the annual debt service on the outstanding amount of bonds to be
909 issued pursuant to section 32-607, as amended by this act, to finance
910 the costs of the convention center project, as defined in subdivision (3)
911 of section 32-600, as amended by this act. The contract entered into
912 pursuant to this section shall include such provisions as the Secretary
913 of the Office of Policy and Management and the State Treasurer deem
914 necessary to assure the efficient construction and operation of such
915 project and find are in the best interests of the state. No such contract
916 shall be entered into by the secretary and the State Treasurer unless the
917 board of directors of the authority files therewith a certificate setting
918 forth its findings and determinations of the extent to which the
919 incremental tax revenues under the authority of law existing at the
920 time such certificate is filed to be derived as a result of the construction
921 and operation of the project and visitor spending with respect thereto
922 are reasonably expected to offset, over the term that the bonds are
923 scheduled to be outstanding, the amount of debt service expected to be
924 paid on authority bonds to be secured by such state assistance contract.

925 In the event the secretary and the State Treasurer substantially concur
926 with the findings of the board, a certificate evidencing such substantial
927 concurrence shall be filed by such secretary and State Treasurer with
928 the clerks of the Senate and the House of Representatives. In making
929 such findings and determinations and executing such approval, the
930 board, the secretary and the State Treasurer shall each be entitled to
931 rely upon such reports and estimates of experts, as appropriate, for the
932 proper evaluation of feasibility of the project, including, without
933 limitation, estimates relating to the incremental tax revenues resulting
934 from the convention center project, reasonable expectation as to the
935 additional development in the area of the convention center project
936 and such additional expenditures as a result of construction, tourism
937 and other travel, entertainment and retail sales as may result from the
938 location of such project in the capital city of the state.

939 Sec. 18. Section 32-609 of the general statutes is repealed and the
940 following is substituted in lieu thereof (*Effective July 1, 2012*):

941 With the concurrence of the Secretary of the Office of Policy and
942 Management and the State Treasurer, the [Capital City Economic
943 Development Authority] Capital Region Development Authority may
944 submit an application to the Connecticut Development Authority on
945 behalf of the convention center project as defined in subdivision (3) of
946 section 32-600, as amended by this act, for a loan or loans consistent
947 with the requirements of chapter 579 and the Connecticut
948 Development Authority is hereby authorized to review such
949 application as a package for the purposes of its requirements,
950 including eligibility for federal or state funding in addition to the
951 financing applied for. Any loan by the Connecticut Development
952 Authority to the [Capital City Economic Development Authority]
953 Capital Region Development Authority shall be evidenced by the
954 general obligation bond of such authority, in fully marketable form,
955 duly executed and accompanied by an approving legal opinion with
956 respect to validity, security and tax matters as would otherwise be
957 required in a public offering. Any loan with respect to the hotel or
958 other portions of private investment pertaining to the convention

959 center project shall be on such terms and conditions as the Connecticut
960 Development Authority requires to satisfy its eligibility for financing
961 of a loan from the proceeds of its general obligation program bonds.

962 Sec. 19. Section 32-610 of the general statutes is repealed and the
963 following is substituted in lieu thereof (*Effective July 1, 2012*):

964 The exercise of the powers granted by section 32-602, as amended
965 by this act, constitute the performance of an essential governmental
966 function and the [Capital City Economic Development Authority]
967 Capital Region Development Authority shall not be required to pay
968 any taxes or assessments upon or in respect of the convention center or
969 the convention center project, as defined in section 32-600, as amended
970 by this act, levied by any municipality or political subdivision or
971 special district having taxing powers of the state and such project and
972 the principal and interest of any bonds and notes issued under the
973 provisions of section 32-607, as amended by this act, their transfer and
974 the income therefrom, including revenues derived from the sale
975 thereof, shall at all times be free from taxation of every kind by the
976 state of Connecticut or under its authority, except for estate or
977 succession taxes but the interest on such bonds and notes shall be
978 included in the computation of any excise or franchise tax.
979 Notwithstanding the foregoing, the convention center and the related
980 parking facilities owned by the authority shall be deemed to be state-
981 owned real property for purposes of sections 12-19a and 12-19b and
982 the state shall make grants in lieu of taxes with respect to the
983 convention center and such related parking facilities to the
984 municipality in which the convention center and such related parking
985 facilities are located as otherwise provided in said sections 12-19a and
986 12-19b.

987 Sec. 20. Section 32-611 of the general statutes is repealed and the
988 following is substituted in lieu thereof (*Effective July 1, 2012*):

989 The state of Connecticut does hereby pledge to and agree with the
990 holders of any bonds, notes and other obligations issued under section

991 32-607, as amended by this act, and with those parties who may enter
992 into contracts with the [Capital City Economic Development
993 Authority] Capital Region Development Authority or its successor
994 agency, that the state will not limit or alter the rights hereby vested in
995 the authority or in the holders of any bonds, notes or other obligations
996 of the authority to which contract assistance is pledged pursuant to
997 section 32-608, as amended by this act, until such obligations, together
998 with the interest thereon, are fully met and discharged and such
999 contracts are fully performed on the part of the authority, provided
1000 nothing contained herein shall preclude such limitation or alteration if
1001 and when adequate provision shall be made by law for the protection
1002 of the holders of such bonds, notes and other obligations of the
1003 authority or those entering into contracts with the authority. The
1004 authority is authorized to include this pledge and undertaking for the
1005 state in such bonds, notes and other obligations or contracts.

1006 Sec. 21. Subsection (b) of section 32-614 of the general statutes is
1007 repealed and the following is substituted in lieu thereof (*Effective July*
1008 *1, 2012*):

1009 (b) The proceeds of the sale of said bonds, to the extent of the
1010 amount stated in subsection (a) of this section, shall be used as follows:
1011 Three million dollars by the Department of Economic and Community
1012 Development for a grant-in-aid to the [Capital City Economic
1013 Development Authority] Capital Region Development Authority and
1014 the balance by the Office of Policy and Management for a grant-in-aid
1015 to the [Capital City Economic Development Authority] Capital Region
1016 Development Authority for the project costs of the convention center
1017 project, as defined in section 32-651, as amended by this act, and such
1018 portion of preliminary costs and the project costs of site acquisition,
1019 site preparation and infrastructure improvements related to other
1020 aspects of the overall project, all as defined in section 32-651, as
1021 amended by this act, as is determined jointly by the secretary and the
1022 authority to be appropriately allocated to the convention center
1023 facilities, subject to satisfaction of the conditions set forth in subsection
1024 (a) of section 32-654.

1025 Sec. 22. Subsection (a) of section 32-616 of the general statutes is
1026 repealed and the following is substituted in lieu thereof (*Effective July*
1027 *1, 2012*):

1028 (a) For the purposes described in subsection (b) of this section the
1029 State Bond Commission shall have power, from time to time but in no
1030 case later than June 30, [2013] 2017, to authorize the issuance of bonds
1031 of the state, in one or more series and in principal amounts and in the
1032 aggregate not exceeding one hundred fifteen million dollars and such
1033 additional amounts as may be required in connection with the costs of
1034 issuance of the bonds including bond anticipation, temporary and
1035 interim notes, the proceeds of which shall be used by the State
1036 Treasurer to pay the costs of issuance, provided in computing the total
1037 amount of bonds which may at any one time be outstanding, the
1038 principal amount of any refunding bonds issued to refund bonds shall
1039 be excluded.

1040 Sec. 23. Section 32-617 of the general statutes is repealed and the
1041 following is substituted in lieu thereof (*Effective July 1, 2012*):

1042 The state shall protect, save harmless and indemnify the [Capital
1043 City Economic Development Authority] Capital Region Development
1044 Authority and its directors, officers and employees from financial loss
1045 and expense, including legal fees and costs, if any, arising out of any
1046 claim, demand, suit or judgment based upon any alleged act or
1047 omission of the authority or any such director, officer or employee in
1048 connection with, or any other legal challenge to, the overall project, as
1049 defined in section 32-651, as amended by this act, stadium facility
1050 operations, as defined in section 32-651, as amended by this act, public
1051 act 98-1 of the December special session, public act 99-241 or public act
1052 00-140, including without limitation the preparation by the authority
1053 of the environmental impact evaluation contemplated by subsection (j)
1054 of section 32-664, as amended by this act, provided any such director,
1055 officer or employee is found to have been acting in the discharge of
1056 such director, officer or employee's duties or within the scope of such
1057 director, officer or employee's employment and any such act or

1058 omission is found not to have been wanton, reckless, wilful or
1059 malicious.

1060 Sec. 24. Section 32-651 of the general statutes is repealed and the
1061 following is substituted in lieu thereof (*Effective July 1, 2012*):

1062 As used in sections 32-650 to 32-668, inclusive, sections 39 and 40 of
1063 public act 98-1 of the December special session, as amended by public
1064 act 99-241 and public act 00-140, and subsection [(e)] (d) of section 32-
1065 605, as amended by this act:

1066 (1) "Adriaen's Landing site" means the area of approximately thirty-
1067 three acres of land within the capital city economic development
1068 district designated in the master development plan as the location of
1069 the convention center, the related parking facilities and the on-site
1070 related private development.

1071 (2) "Bonds" means the bonds authorized to be issued and sold by the
1072 state pursuant to sections 32-652 and 32-653, and, unless the context
1073 requires a different meaning, shall include serial, term or variable rate
1074 bonds, notes issued in anticipation of the issuance of bonds, and
1075 temporary or interim notes or notes issued pursuant to a commercial
1076 paper program.

1077 (3) "Capital city economic development district" has the meaning
1078 assigned to that term in section 32-600, as amended by this act.

1079 (4) "Comptroller" means the State Comptroller or the deputy
1080 comptroller appointed pursuant to section 3-133.

1081 (5) "Convention center" has the meaning assigned to that term in
1082 section 32-600, as amended by this act.

1083 (6) "Convention center project" has the meaning assigned to that
1084 term in section 32-600, as amended by this act.

1085 (7) "Convention center hotel" has the meaning assigned to that term
1086 in section 32-600, as amended by this act.

1087 (8) "Costs of issuance" means all costs related to the proceedings
1088 under which bonds are issued pursuant to sections 32-652 and 32-653,
1089 including, but not limited to, fees and expenses or other similar
1090 charges incurred in connection with the execution of reimbursement
1091 agreements, remarketing agreements, standby bond purchase
1092 agreements, agreements in connection with obtaining any liquidity
1093 facility or credit facility with respect to such bonds, trust agreements
1094 respecting disbursement of bond proceeds and any other necessary or
1095 appropriate agreements related to the marketing and issuance of such
1096 bonds and the disbursement of the bond proceeds, auditing and legal
1097 expenses and fees, expenses incurred for professional consultants,
1098 financial advisors and fiduciaries, fees and expenses of remarketing
1099 agents and dealers, fees and expenses of the underwriters to the extent
1100 not paid from a discount on the purchase price of such bonds, and fees
1101 and expenses of rating agencies, transfer or information agents, and
1102 including costs of the publication of advertisements and notices,
1103 printers' fees or charges incurred by the state to comply with
1104 applicable federal and state securities or tax laws and any other similar
1105 costs of issuance.

1106 (9) "Design professional" means each duly licensed architect,
1107 engineer or other design professional experienced in the design of
1108 comparable facilities and related improvements retained by the
1109 secretary from time to time to prepare plans and specifications and
1110 perform related professional services in connection with the overall
1111 project and related development activities.

1112 (10) "Stadium facility manager" means each nongovernmental
1113 service provider engaged by the secretary to provide overall
1114 management services with respect to all or a portion of the stadium
1115 facility.

1116 (11) "Stadium facility operations" means all activities related to the
1117 use, management and operation of the stadium facility including,
1118 without limitation, maintenance and repairs, purchases of supplies, the
1119 addition or replacement of furniture, fixtures and equipment, safety

1120 and security, crowd and traffic control, ticket and premium seating
1121 promotion and sales, ticketing and box office operations, event
1122 booking, scheduling and promotion, event operations, stadium
1123 parking management, marketing, promotion and public relations,
1124 advertising sales, media and broadcast activities and merchandising,
1125 catering and concessions.

1126 (12) "GMP" means guaranteed maximum price.

1127 (13) "Governmental authorities" means all federal, state or local
1128 governmental bodies, instrumentalities or agencies and all political
1129 subdivisions of the state, including municipalities, taxing, fire and
1130 water districts and other governmental units.

1131 (14) "Governmental permits" means all permits, authorizations,
1132 registrations, consents, approvals, waivers, exceptions, variances,
1133 orders, judgments, decrees, licenses, exemptions, publications, filings,
1134 notices to and declarations of or with, or required by, governmental
1135 authorities, including those relating to traffic, environmental
1136 protection, wetlands, zoning, site approval, building and public health
1137 and safety, that are required for the development and operation of any
1138 project or facility.

1139 (15) "Stadium facility capital replacement account" means the capital
1140 replacement reserve account within the Stadium Facility Enterprise
1141 Fund established by section 32-657.

1142 (16) "Stadium Facility Enterprise Fund" means the separate fund
1143 established by section 32-657.

1144 (17) "Infrastructure improvements" means necessary or desirable
1145 infrastructure improvements relating to the convention center, the
1146 stadium facility, the related parking facilities or the on-site related
1147 private development, as the case may be, including, but not limited to,
1148 structures over roads and highways, roadway improvements,
1149 pedestrian improvements, landscaped plazas, piers, foundations and
1150 other structural work on the Adriaen's Landing site or the stadium

1151 facility site or off-site as determined by the secretary to be necessary or
1152 desirable in connection with the development of the Adriaen's Landing
1153 site or the stadium facility site, and whether undertaken by the
1154 secretary or any other agency, department or public instrumentality of
1155 the state, as more particularly described in the master development
1156 plan.

1157 (18) "Internal Revenue Code" means the Internal Revenue Code of
1158 1986, or any subsequent corresponding internal revenue code of the
1159 United States, as from time to time amended, and regulations adopted
1160 thereunder.

1161 (19) "Master development plan" means the master development
1162 plan for the overall project and the on-site related private development
1163 prepared by the secretary and the authority with the assistance of the
1164 design professional, in the form filed with the clerks of the Senate and
1165 the House of Representatives on March 3, 2000, as modified by the
1166 secretary after May 2, 2000, in accordance with the provisions of
1167 section 32-655b, as amended by this act.

1168 (20) "NCAA" means the National Collegiate Athletic Association or
1169 its successor.

1170 (21) "On-site related private development" means the convention
1171 center hotel and the other housing, entertainment, recreation, retail
1172 and office development on the Adriaen's Landing site contemplated by
1173 the master development plan. "On-site related private development"
1174 includes the second phase of the convention center hotel as described
1175 in the master development plan but excludes any other addition to, or
1176 any expansion, demolition, conversion or other modification of, any
1177 such on-site related private development unless the secretary certifies
1178 in the secretary's discretion that such addition, expansion, demolition,
1179 conversion or other modification is being undertaken by agreement
1180 with the secretary in furtherance of the objectives of the master
1181 development plan.

1182 (22) "Overall project" means the convention center project, the

1183 stadium facility project and the parking project, or one or more of the
1184 foregoing as more particularly described in the master development
1185 plan, including all related planning, feasibility, environmental testing
1186 and assessment, permitting, engineering, technical and other necessary
1187 development activities, including site acquisition, site preparation and
1188 infrastructure improvements. As used in sections 32-664, as amended
1189 by this act, 32-665 and 32-668, and subdivision (1) of section 12-412,
1190 subsection (a) of section 12-498 and subdivision (1) of section 22a-134,
1191 and section 32-617a, "overall project" also includes the development,
1192 design, construction, finishing, furnishing and equipping of the on-site
1193 related private development.

1194 (23) "Parking project" means the development, design, construction,
1195 finishing, furnishing and equipping of the related parking facilities
1196 and related site acquisition and site preparation.

1197 (24) "Preliminary costs" means the costs of the state or the authority,
1198 as the case may be, relating to planning, preliminary design, feasibility
1199 and permitting of the overall project, whether incurred prior to or
1200 following July 1, 1999, including, but not limited to, costs of plans,
1201 including plans with respect to alternative or prior designs, budgeting,
1202 borings, surveys, maps, title examinations, environmental testing,
1203 environmental impact evaluations, appraisals, documentation of
1204 estimates of costs and revenue increments to the state or the authority
1205 in connection with the overall project and the permitting thereof,
1206 including feasibility studies, market and impact analysis, preliminary
1207 design costs and costs incidental to investigations, preparation and
1208 processing of permit applications and preparation and analysis of any
1209 proposed agreement, lease or memorandum of understanding with
1210 respect to the overall project, including, but not limited to, the fees and
1211 expenses of professional, management and technical consultants, and
1212 financial and legal advisors, and the reimbursement to any state
1213 agency or department, public authority, political subdivision or
1214 private entity which has advanced or advances funds for the payment
1215 of any such preliminary costs, provided that in the case of any such
1216 private entity such advancement was or is at the request of or with the

1217 approval of the state as certified by the secretary and would qualify as
1218 a preliminary cost if incurred directly by the state or the [Capital City
1219 Economic Development Authority] Capital Region Development
1220 Authority.

1221 (25) "Prime construction contractor" means each general contractor,
1222 construction manager or other construction professional with primary
1223 responsibility for construction activities with respect to the stadium
1224 facility, the convention center, the related parking facilities or any
1225 aspect of the on-site related private development, as the case may be.

1226 (26) "Project costs" means and includes all hard and soft costs
1227 relating to the overall project, or, in context, any aspect thereof,
1228 including, but not limited to, preliminary costs, costs of site
1229 acquisition, site preparation and infrastructure improvements,
1230 relocation costs, including costs related to interim parking
1231 arrangements, costs of issuance, costs of labor and materials employed
1232 in the work, fees for project and construction management services,
1233 including incentive payments related to timely completion of
1234 improvements at or under budget, costs of insurance, including title
1235 insurance, the establishment of appropriate reserve funds in
1236 connection with the financing of any aspect of the overall project, and
1237 costs of accounting, legal, architectural, environmental, permitting,
1238 engineering, management, financial and other professional and
1239 technical services.

1240 (27) "Project manager" means the development professional selected
1241 to supervise and coordinate the development of the Adriaen's Landing
1242 site on behalf of the secretary and the authority.

1243 (28) "Real property" means land and buildings and all estate,
1244 interest or right in land or buildings, including land or buildings
1245 owned by any person, the state or any political subdivision of the state
1246 or instrumentality thereof and including any and all easements, rights
1247 of way, air rights and every estate, right or interest therein.

1248 (29) "Related parking facilities" means parking structures, facilities

1249 or improvements which are necessary or desirable to provide parking
1250 for the convention center, the convention center hotel and other on-site
1251 related private development, which related parking facilities may also
1252 satisfy other public and private parking requirements within the
1253 capital city economic development district, or to replace currently
1254 available parking which may be displaced by the overall project, other
1255 than the stadium facility project, or the on-site related private
1256 development, together with equipment, fixtures, furnishings and
1257 appurtenances integral and normally associated with the construction
1258 and operation of parking facilities, and ancillary infrastructure
1259 improvements, all as more particularly described in the master
1260 development plan.

1261 (30) "Related private development" means privately developed
1262 facilities or projects located within the capital city economic
1263 development district and associated with the convention center,
1264 including the hotel to be developed in conjunction with the convention
1265 center and such other privately developed facilities or projects, which
1266 may include housing, hotel, retail, entertainment, recreation, office or
1267 parking facilities or projects, including privately developed or financed
1268 improvements related to the convention center or such facilities or
1269 projects, as contemplated by the master development plan. For
1270 purposes of this subdivision, the term "associated" means functionally
1271 and economically related to the convention center as part of an
1272 integrated effort to develop and revitalize the urban core of the city of
1273 Hartford as an attractive destination for visitors and location for new
1274 businesses and residents.

1275 (31) "Secretary" means the Secretary of the Office of Policy and
1276 Management or the secretary's designee.

1277 (32) "Site acquisition" means the acquisition of real property, by
1278 condemnation, purchase, lease, lease-purchase, exchange or otherwise,
1279 comprising the Adriaen's Landing site and the stadium facility site,
1280 and includes the acquisition of other real property determined by the
1281 secretary to be necessary for off-site infrastructure improvements

1282 related to the development of the Adriaen's Landing site or the
1283 stadium facility site or for temporary use for construction staging or
1284 replacement parking during the period of construction, and the
1285 exchange or lease, as lessor or lessee, by the secretary or any other
1286 agency, department or public instrumentality of the state, of off-site
1287 real property to the extent determined by the secretary to be necessary
1288 to acquire real property comprising the Adriaen's Landing site, but
1289 excludes the acquisition or development by any private party of real
1290 property or improvements not on the Adriaen's Landing site.

1291 (33) "Site preparation" means the removal and relocation of utilities,
1292 including electricity, gas, steam, water and sewer, the installation and
1293 connection of additional required utilities, the construction of
1294 necessary drainage facilities, the demolition of existing improvements
1295 and the removal, containment or other remediation of any hazardous
1296 materials and the restoration and compacting of soil, whether
1297 undertaken by the secretary or any other agency, department or public
1298 instrumentality of the state, all on the Adriaen's Landing site, the
1299 stadium facility site, and on other sites where site preparation is
1300 necessary for the development of the Adriaen's Landing site and the
1301 stadium facility site as contemplated by the master development plan
1302 or for the continuation of a public service facility, as defined in section
1303 32-658, or utility operations.

1304 (34) "Stadium facility" means a multipurpose sports stadium with a
1305 minimum of approximately forty thousand seats and with capacity for
1306 expansion to a minimum of approximately fifty thousand seats,
1307 meeting all applicable requirements for home team facilities for
1308 Division I-A football of the NCAA and the college football conference
1309 of which the university is expected to be a member, including seating
1310 capacity, size and composition of playing surface, locker room and
1311 media facilities and other amenities, to be owned by the state on the
1312 stadium facility site, together with equipment, fixtures, furnishings
1313 and appurtenances integral and normally associated with the
1314 construction and operation of such a facility, stadium parking and
1315 ancillary infrastructure improvements, all as more particularly

1316 described in the master development plan.

1317 (35) "Stadium facility project" means the development, design
1318 construction, finishing, furnishing and equipping of the stadium
1319 facility and related site acquisition and site preparation.

1320 (36) "Stadium facility site" means the real property located at
1321 Rentschler Field in the town of East Hartford designated for such
1322 purpose in the master development plan.

1323 (37) "Stadium parking" means improvements, facilities and other
1324 arrangements for parking for stadium facility operations and events,
1325 including license, lease or other parking use agreements.

1326 (38) "State" means the state of Connecticut.

1327 (39) "State Bond Commission" means the commission established
1328 pursuant to subsection (c) of section 3-20 or any successor thereto.

1329 (40) "Treasurer" means the State Treasurer or the deputy treasurer
1330 appointed pursuant to section 3-12.

1331 (41) "University" means The University of Connecticut, a constituent
1332 unit of the state system of public higher education.

1333 (42) "Work" means the provision of any or all of the work, labor,
1334 materials, equipment, services and other items required for a project
1335 including, but not limited to, design, architectural, engineering,
1336 development and other technical and professional services,
1337 construction and construction management services, permits,
1338 construction work and any and all other activities and services
1339 necessary to acquire, design, develop, construct, finish, furnish or
1340 equip any project.

1341 (43) "Connecticut Center for Science and Exploration" means the
1342 science center facility constructed and operated in the Adriaen's
1343 Landing site.

1344 Sec. 25. Subdivision (14) of section 32-655 of the general statutes is
1345 repealed and the following is substituted in lieu thereof (*Effective July*
1346 *1, 2012*):

1347 (14) Pay or reimburse the Office of Policy and Management, the
1348 authority, the university and other affected state agencies and political
1349 subdivisions of the state and any third parties incurring such costs at
1350 the request or with the approval of the state as certified by the
1351 secretary, for project costs of the overall project including, without
1352 limitation, preliminary costs arising prior to July 1, 1999, or costs under
1353 subsection [(e)] (d) of section 32-605, as amended by this act, or
1354 sections 32-654, 32-654a, 32-655a, 32-655b, as amended by this act, and
1355 32-666a; and

1356 Sec. 26. Section 32-655b of the general statutes is repealed and the
1357 following is substituted in lieu thereof (*Effective July 1, 2012*):

1358 The master development plan may be modified by the secretary
1359 after May 2, 2000, to the extent determined by the secretary to be
1360 necessary or desirable in light of unforeseen conditions or
1361 circumstances, including, without limitation, economic or market
1362 conditions or development or cost constraints, provided (1) no such
1363 modification shall be inconsistent with any requirements of subsection
1364 [(e)] (d) of section 32-605, as amended by this act, or sections 32-650 to
1365 32-668, inclusive, as amended by this act, and (2) in the event that the
1366 secretary determines that any such modification in the master
1367 development plan would result in a material change in the purpose or
1368 character of the stadium facility, the related parking facilities or the
1369 convention center, such modification shall not become effective unless
1370 and until (A) the secretary has filed with the house and senate clerks,
1371 for transmittal to the joint standing committee of the General
1372 Assembly having cognizance of matters relating to finance, revenue
1373 and bonding, a description of such modification in reasonable detail,
1374 and (B) such committee shall either have (i) approved such
1375 modification, or (ii) failed to reject such modification within thirty days
1376 of the date of filing by the secretary of the description of such

1377 modification with the house and senate clerks.

1378 Sec. 27. Subsection (i) of section 32-656 of the general statutes is
1379 repealed and the following is substituted in lieu thereof (*Effective July*
1380 *1, 2012*):

1381 (i) The secretary and the authority shall jointly select and appoint an
1382 independent construction contract compliance officer or agent, which
1383 may be an officer or agency of a political subdivision of the state, other
1384 than the authority, or a private consultant experienced in similar
1385 public contract compliance matters, to monitor compliance by the
1386 secretary, the authority, the project manager and each prime
1387 construction contractor with the provisions of applicable state law,
1388 including subdivision (1) of section 12-412, subsection (a) of section 12-
1389 498, sections 12-541 and 13a-25, subdivision (1) of section 22a-134,
1390 section 32-600, as amended by this act, subsection (c) of section 32-602,
1391 as amended by this act, subsection [(e)] (d) of section 32-605, as
1392 amended by this act, section 32-610, as amended by this act,
1393 subsections (a) and (b) of section 32-614, as amended by this act,
1394 sections 32-617, as amended by this act, 32-617a, 32-650, 32-651 to 32-
1395 658, inclusive, as amended by this act, 32-660 and 32-661, subsection
1396 (b) of section 32-662, section 32-663, subsections (j) to (l), inclusive, of
1397 section 32-664, as amended by this act, sections 32-665 to 32-666a,
1398 inclusive, sections 32-668 and 48-21 and sections 29 and 30 of public act
1399 00-140, and with applicable requirements of contracts with the
1400 secretary or the authority, relating to set-asides for small contractors
1401 and minority business enterprises and required efforts to hire available
1402 and qualified members of minorities and available and qualified
1403 residents of the city of Hartford and the town of East Hartford for
1404 construction jobs with respect to the overall project and the on-site
1405 related private development. Such independent contract compliance
1406 officer or agent shall file a written report of his or her findings and
1407 recommendations with the secretary and the authority each quarter
1408 during the period of project development.

1409 Sec. 28. Subsection (j) of section 32-664 of the general statutes is

1410 repealed and the following is substituted in lieu thereof (*Effective July*
1411 *1, 2012*):

1412 (j) The [Capital City Economic Development Authority] Capital
1413 Region Development Authority shall be considered the state agency
1414 responsible for preparing the written evaluation of the impact of the
1415 convention center project and the parking project on the environment,
1416 and the Office of Policy and Management shall be responsible for
1417 preparing the written evaluation of the impact of the stadium facility
1418 project on the environment, in accordance with the requirements set
1419 forth in section 22a-1b and the regulations adopted thereunder. The
1420 scope of each such written evaluation shall include each related
1421 activity, facility or project which the authority or the Office of Policy
1422 and Management, respectively, determines should be considered part
1423 of the same sequence of planned activities as the convention center
1424 project, the parking project or the stadium facility project, as the case
1425 may be, for purposes of section 22a-1c, including any housing, retail,
1426 entertainment, recreation, office, parking or hotel project or facility
1427 proposed to be integrated with or developed or used in conjunction
1428 with the stadium facility or the convention center, and any public
1429 service facility proposed to be constructed or relocated, either on or off
1430 the Adriaen's Landing site, as a result of or in connection with the
1431 overall project. The authority is authorized to assist the city of
1432 Hartford in the preparation and processing of any environmental
1433 impact statement with respect to such sequence of planned activities or
1434 any part thereof required to be undertaken by the city of Hartford on
1435 behalf of any federal agency under the National Environmental Policy
1436 Act, and the Office of Policy and Management is authorized to assist
1437 the town of East Hartford in the preparation and processing of any
1438 environmental impact statement with respect to such sequence of
1439 planned activities or any part thereof required to be undertaken by the
1440 town of East Hartford on behalf of any federal agency under the
1441 National Environmental Policy Act. Such assistance may include the
1442 expansion of the scope of the environmental evaluation undertaken by
1443 the authority or the Office of Policy and Management to the extent

1444 necessary to satisfy the requirements of the National Environmental
1445 Policy Act and assistance with such additional procedural
1446 requirements as may pertain thereto. The authority, the city of
1447 Hartford, the Office of Policy and Management and the town of East
1448 Hartford may enter into memoranda of understanding with respect to
1449 such assistance, which may include provisions for an appropriate
1450 allocation of any additional costs incurred by the authority or the
1451 Office of Policy and Management, respectively, in connection
1452 therewith. To the extent that any activity, facility or project of any
1453 other public or private entity is included in any environmental
1454 evaluation undertaken by the authority, or the Office of Policy and
1455 Management, the authority or the Office of Policy and Management, as
1456 the case may be, shall be entitled to receive payment or reimbursement
1457 of such entity's allocable share of the costs incurred by the authority or
1458 the Office of Policy and Management, respectively, in connection
1459 therewith. Each such evaluation shall include a description of the
1460 permits, licenses or other approvals required from the Commissioner
1461 of Energy and Environmental Protection for the overall project. The
1462 authority and the Office of Policy and Management, as the case may
1463 be, shall submit their evaluations and a summary thereof, including
1464 any negative findings to the Commissioner of Energy and
1465 Environmental Protection and the secretary and shall make the
1466 evaluations and summaries available to the public for inspection and
1467 comment at the same time. Notwithstanding the regulations adopted
1468 pursuant to section 22a-1a, the authority and the Office of Policy and
1469 Management each shall hold a public hearing on its evaluation and
1470 shall publish notice of the availability of its evaluation and summary in
1471 a newspaper of general circulation in the city of Hartford and, with
1472 respect to the stadium facility project, the town of East Hartford not
1473 less than fourteen calendar days before the date of such hearing. Any
1474 person may comment at the public hearing or in writing not later than
1475 the second day following the close of the public hearing. All public
1476 comments received by the authority and the Office of Policy and
1477 Management, as the case may be, shall be promptly forwarded to the
1478 Commissioner of Energy and Environmental Protection and the

1479 secretary and shall be made available for public inspection. Nothing in
1480 subsection (b) of section 22a-1 shall be deemed to require that any such
1481 written evaluation of environmental impact be completed prior to the
1482 award of contracts, the incurrence of obligations or the expenditure of
1483 funds in connection with the acquisition of the Adriaen's Landing site
1484 or the stadium facility site, planning and engineering studies for site
1485 preparation or preliminary site preparation work not requiring permits
1486 or approvals not yet obtained, or the planning and design of the
1487 stadium facility and the related parking facilities or the convention
1488 center. Nothing in this section shall be deemed to require that
1489 applications for licenses, permits, approvals or other administrative
1490 action in connection with all aspects of the overall project be submitted
1491 or acted upon at the same time if not otherwise required by law.

1492 Sec. 29. Section 32-669 of the general statutes is repealed and the
1493 following is substituted in lieu thereof (*Effective July 1, 2012*):

1494 (a) On or before February 1, 2003, and annually thereafter, until five
1495 years after the opening of the convention center, the [Secretary of the
1496 Office of Policy and Management] Capital Region Development
1497 Authority shall prepare a report regarding the status of the Adriaen's
1498 Landing project and The University of Connecticut football stadium
1499 project. Such report shall be made, in accordance with the provisions
1500 of section 11-4a, to the president pro tempore of the Senate, the speaker
1501 of the House of Representatives, the majority leader of the Senate, the
1502 majority leader of the House of Representatives, the minority leader of
1503 the Senate and the minority leader of the House of Representatives and
1504 to the joint standing committee of the General Assembly having
1505 cognizance of matters relating to finance, revenue and bonding. The
1506 report to said committee shall be presented at a meeting of said
1507 committee held during the regular session of the calendar year in
1508 which such report is due.

1509 (b) Such report shall be separated into a section on the Adriaen's
1510 Landing project and a section on The University of Connecticut
1511 football stadium project and shall contain the following information:

1512 (1) A detailed estimated budget for the overall project; (2) the current
1513 timeline for the entire project, with significant milestone events, from
1514 inception to projected completion date; (3) for each project component,
1515 including, but not limited to, the science center, (A) a description of the
1516 component, (B) its current budget in detail, comparing it to the budget
1517 presented to the General Assembly prior to May 2, 2000, (C) projected
1518 completion date, (D) any change made in the course of planning and
1519 execution over the prior calendar year and reasons for such change,
1520 and (E) status at the end of such calendar year; (4) problems
1521 encountered in the prior calendar year and potential problems in the
1522 future; (5) status of the project's compliance with the provisions of
1523 section 32-605, as amended by this act, including, but not limited to,
1524 (A) a description of each contract entered into during the prior
1525 calendar year, (B) whether any contractor is a woman-owned business
1526 enterprise, a minority business enterprise or a small business
1527 enterprise, as those terms are defined in section 4a-60g, (C) the value of
1528 such contract, (D) any subcontractors under such contract, the value of
1529 the subcontract and whether any subcontractor is a woman-owned
1530 business enterprise, a minority business enterprise or a small business
1531 enterprise, as those terms are defined in section 4a-60g, (E) the number
1532 of jobs associated with such contract, including the number of jobs
1533 held by residents of Hartford and East Hartford and the number of
1534 jobs held by women and minorities, and (F) any steps being taken for
1535 affirmative action and corrective measures for any deficiencies; (6) a
1536 detailed projected annual operating budget for each facility, including
1537 information regarding how much funding the state will be required to
1538 provide and how much the municipality will be required to provide;
1539 (7) a timeline showing when operating expenses may be incurred prior
1540 to the project's completion, including how much of such expenses will
1541 be provided by the state in each year and how much will be provided
1542 by the host municipality; (8) current estimates for funding from all
1543 state and private sources for each component of the project for each
1544 fiscal year in which the funding is made available; (9) a summary of
1545 the total funding for the project from each of the following sources: (A)
1546 General obligation bonds, (B) funding from the General Fund

1547 operating surplus, (C) revenue bonds issued by the [Capital City
 1548 Economic Development Authority] Capital Region Development
 1549 Authority, with the associated General Fund costs, including, but not
 1550 limited to, General Fund debt service reimbursement for the parking
 1551 garage and utility plant, (D) tax exemptions or credits granted to any
 1552 part of the project, (E) payments in lieu of taxes made to any
 1553 municipality for any component of the project, (F) the operating
 1554 subsidy for the convention center and the science center, (G) private
 1555 investments, and (H) any other sources; and (10) detailed financial
 1556 information regarding the income and expenses of any public entities
 1557 operating at Adriaen's Landing.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2012	1-79(l)
Sec. 2	July 1, 2012	1-120(1)
Sec. 3	July 1, 2012	1-124
Sec. 4	July 1, 2012	1-125
Sec. 5	July 1, 2012	5-154(m)
Sec. 6	July 1, 2012	5-259(a)
Sec. 7	July 1, 2012	10-425(b)
Sec. 8	July 1, 2012	32-600
Sec. 9	July 1, 2012	32-601
Sec. 10	July 1, 2012	32-602
Sec. 11	July 1, 2012	32-602a
Sec. 12	July 1, 2012	32-603
Sec. 13	July 1, 2012	32-604
Sec. 14	July 1, 2012	32-605
Sec. 15	July 1, 2012	32-606
Sec. 16	July 1, 2012	32-607(a)
Sec. 17	July 1, 2012	32-608(a)
Sec. 18	July 1, 2012	32-609
Sec. 19	July 1, 2012	32-610
Sec. 20	July 1, 2012	32-611
Sec. 21	July 1, 2012	32-614(b)
Sec. 22	July 1, 2012	32-616(a)
Sec. 23	July 1, 2012	32-617
Sec. 24	July 1, 2012	32-651

Sec. 25	<i>July 1, 2012</i>	32-655(14)
Sec. 26	<i>July 1, 2012</i>	32-655b
Sec. 27	<i>July 1, 2012</i>	32-656(i)
Sec. 28	<i>July 1, 2012</i>	32-664(j)
Sec. 29	<i>July 1, 2012</i>	32-669

Statement of Legislative Commissioners:

In subsection (j) of section 28, the open bracket before "state" and the closing bracket after "agency" were deleted and "authority" was deleted for consistency with the general statutes.

CE *Joint Favorable Subst.-LCO C/R* GAE

GAE *Joint Favorable Subst.-LCO*